



Date: 12/23/19

Town of Hillsborough Planning Department
101 E. Orange St.
Hillsborough, NC 27278
Attn: Tom King

Re: Mavis Discount Tire
623 Hampton Pointe Blvd.
Hillsborough NC 27278
BE # NCR192016

Design Hillsborough Planning Department:

The subject site is located at 623 Hampton Pointe Boulevard. and is part of the Hampton Pointe Shopping Center off of Hampton Pointe Boulevard. The site is currently a vacant outparcel. Our project is proposing to put a Mavis Discount Tire on this vacant parcel. This will include building a new 6,203 SF building with 7 service bays along with its associated improvements. This will include additional landscaping, utilities, drainage, a 28-spot parking lot, dumpster enclosure and appropriate signage.

Pertaining to UDO Section 5, Subsection 5.2, Paragraph 5.2.27, Sub-Paragraph 5.2.27.1, the following specific standards shall be used in evaluating an application for the approval of this use:

- a) The proposed hours of operation shall be consistent with the predominant uses in the area.

Response: The proposed hours of operation are 8am-6pm, consistent with surrounding businesses in the shopping center.

- b) Lots with frontage on more than one street shall be limited to one (1) driveway cut on the higher classified street. Additional driveway cut(s), if any, shall be on streets of lower classification. Driveways permits shall be approved by NCDOT for access to state roads.

Response: The proposed site has one cut onto the existing entrance into the shopping center and none onto Hampton Pointe Boulevard.

- c) Service bay doors shall not be located on the building façade facing the public right-of-way or on pedestrian- oriented façades.

Response: No bay doors are facing the public right-of-way or pedestrian-oriented façade.

- d) Applicants shall provide noise level documentation for equipment use outdoors on site. The permit issuing authority may require any one, or a combination of fencing, distance, hours of operation, and baffling as needed to minimize noise generated by such facilities.”

Response: Noise level documentation has been provided for equipment used outdoors on site.



The waivers being requested are as follows:

1. SUBSECTION 6.10 (LANDSCAPING (PARKING LOT)), PARAGRAPH 6.10.3 (LANDSCAPING REQUIREMENTS), SUBPARAGRAPH 6.10.3.7: "PARKING FACILITIES, UNLESS LOCATED ON OR WITHIN A STRUCTURE, SHALL BE SEPARATED FROM THE EXTERIOR WALL OF A STRUCTURE BY A LANDSCAPED AREA AT LEAST FIVE (5) FEET IN WIDTH."

REASON FOR NEED: WAIVER NEEDED BECAUSE SEPARATION BETWEEN PARKING AND BUILDING IS LESS THAN FIVE FEET. SITE RESTRAINTS PROHIBIT THE EXTERIOR PARKING TO BE PUSHED OUT FURTHER AND ENCROACH ON EXISTING PARKING SPACES. THEREFORE, THE CURRENT DIMENSIONS OF THE SIDEWALK ON THE NORTHWEST SIDE AND THE LANDSCAPE AREA STRIP ON THE SOUTHEAST SIDE NEED TO BE KEPT UNDER THE 5 FOOT THRESHHOLD.

2. SUBSECTION 6.10 (LANDSCAPING (PARKING LOT)), PARAGRAPH 6.10.3 (LANDSCAPING REQUIREMENTS), SUB-PARAGRAPH 6.10.3.8: "GROUND LEVEL PARKING FACILITIES AND THE GROUND LEVEL OF ANY PARKING STRUCTURE SHALL PROVIDE A MINIMUM OF 10' PLANTED SETBACK AREA AROUND PARKING PERIMETER, WHETHER ALONG A SIDE STREET, PROPERTY LINE, DRIVEWAY, OR UNDEVELOPED PORTION OF THE SITE. WITHIN THIS SETBACK, AN OPAQUE SCREEN OR FENCE TO A HEIGHT OF AT LEAST 3 FEET SHALL BE REQUIRED WHEN THE ADJOINING LAND IS IN RESIDENTIAL USE OR A STREET."

REASON FOR NEED: WAIVER NEEDED BECAUSE THERE IS A 10-FOOT WIDE LANDSCAPE STRIP REQUIRED DIVIDING OUR PARKING FROM THE SHOPPING CENTER ON PLAN SOUTH OF OUR PARCEL. PART OF OUR BOUNDARY LINE EXTENDS INTO THE ROADWAY BETWEEN THE PROPOSED BUILDING AND SHOPPING CENTER WHICH PROHIBITS US FROM PUTTING A LANDSCAPED ISLAND AT THE PROPERTY LINE AND IS AN EXISTING NONCONFORMANCE. THE PROPOSED PARKING IN THE PLAN SOUTH PART OF THE LOT IS BEYOND 10 FEET FROM THE PROPERTY LINE AND LANDSCAPING IS BEING PROVIDED SEPARATION.

3. SUBSECTION 6.13 (PARKING, LOADING, AND CIRCULATION), PARAGRAPH 6.13.9 (OFF-STREET PARKING DESIGN REQUIREMENTS), SUB-PARAGRAPH 6.13.9.10 : "IF AN APPLICANT PROPOSED TO CONSTRUCT PARKING SPACES IN EXCESS OF 125% OF THE NUMBER REQUIRED BY THIS ORDINANCE, THE APPLICANT WILL NEED TO SEEK A WAIVER FROM THE PERMIT ISSUING AUTHORITY. THE PERMIT ISSUING AUTHORITY MAY CONSIDER THE USE OF ALTERNATIVE PAVEMENT, RESERVATION OF SPACES FOR ELECTRIC CHARGING OR OTHER INNOVATIONS IN CONSIDERING A WAIVER REQUEST."

REASON FOR NEED: WAIVER NEEDED BECAUSE PARKING COUNT FOR PROPOSED SITE IS OVER THE ALLOWED 125% OF MINIMUM PARKING STANDARDS. THE EXISTING SITE HAS 38 SPACES AND WE PLAN ON REDUCING THAT AMOUNT DOWN TO 28 SPACES. PER THE TABLE LOCATED ON C-301 - SITE PLAN WE SHOW WE ARE DECREASING THE OVERALL SHOPPING CENTERS PARKING SO WE BELIEVE THIS MEETS THE INTENT OF THE CODE SECTION.



I am hopeful that the above information is sufficient to meet the Town of Hillsborough Design Guide Lines. Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (919) 578-9000.

Sincerely,
Bohler Engineering NC PLLC

A handwritten signature in black ink that reads "Wyatt L Bone".

Wyatt Bone, PE